

# Payne&Co.



**9 Field Court**

Oxted RH8 0PD

**£450,000**

**Freehold**



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Oxted RH8 0PD

**£450,000**



## **Situation**

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## **Location/Directions**

From our office proceed up Station Road West and bear left into Station Approach. At the T junction turn right, proceed under the railway bridge and at the mini roundabout take the first turning on the left into Chichele Road. Proceed up Chichele Road and then turn right into Silkhamb Road. Take the first turning on the right into Field Court and number 9 will be found on the right.

## **To Be Sold**

A well presented terrace house located in a small cul de sac close to the town centre, schools and mainline station. The property enjoys an attractive private garden which has direct access to the garage.

## **Front Door**

Leading to;

## **Entrance Hall**

Built in storage cupboard housing meters, stairs to 1st floor.

## **Lounge/Dining Room**

Built in storage cupboard with sliding doors, casement door to rear garden.

## **Kitchen**

Single bowl, single drainer, stainless steel sink unit with mixer tap, base drawers and cupboards, four ring gas hob with cooker hood over and stainless steel oven below, plumbing available for washing machine and recess for fridge freezer.

## **Stairs to 1st floor**

Landing with trap to loft, built in airing cupboard housing hot water tank.

## **Bedroom One**

Built in double wardrobe cupboard with sliding doors, rear aspect window overlooking rear garden.

## **Bedroom Two**

Built in double wardrobe cupboard with sliding mirrored doors, front aspect window

## **Bedroom Three**

Two built in storage cupboards over stairs, front aspect window

## **Family Bathroom**

White suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c, separate enclosed shower cubicle, fully tiled walls.

## **Garden**

Front garden laid mainly to lawn with central pathway to front door. Access through passageway to :

REAR GARDEN with paved patio and two area of lawn either side of a central path. There are various shrub borders and to the far end of the garden there is a garden shed and direct access to the GARAGE.

## **Tandridge District Council Tax Band D**



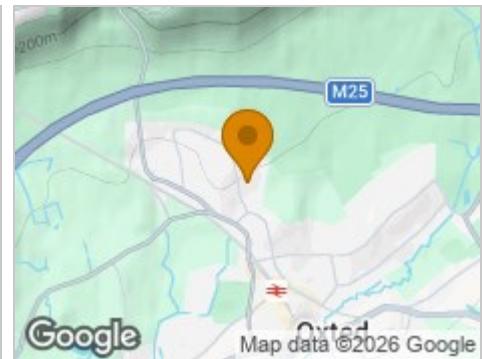
## Road Map



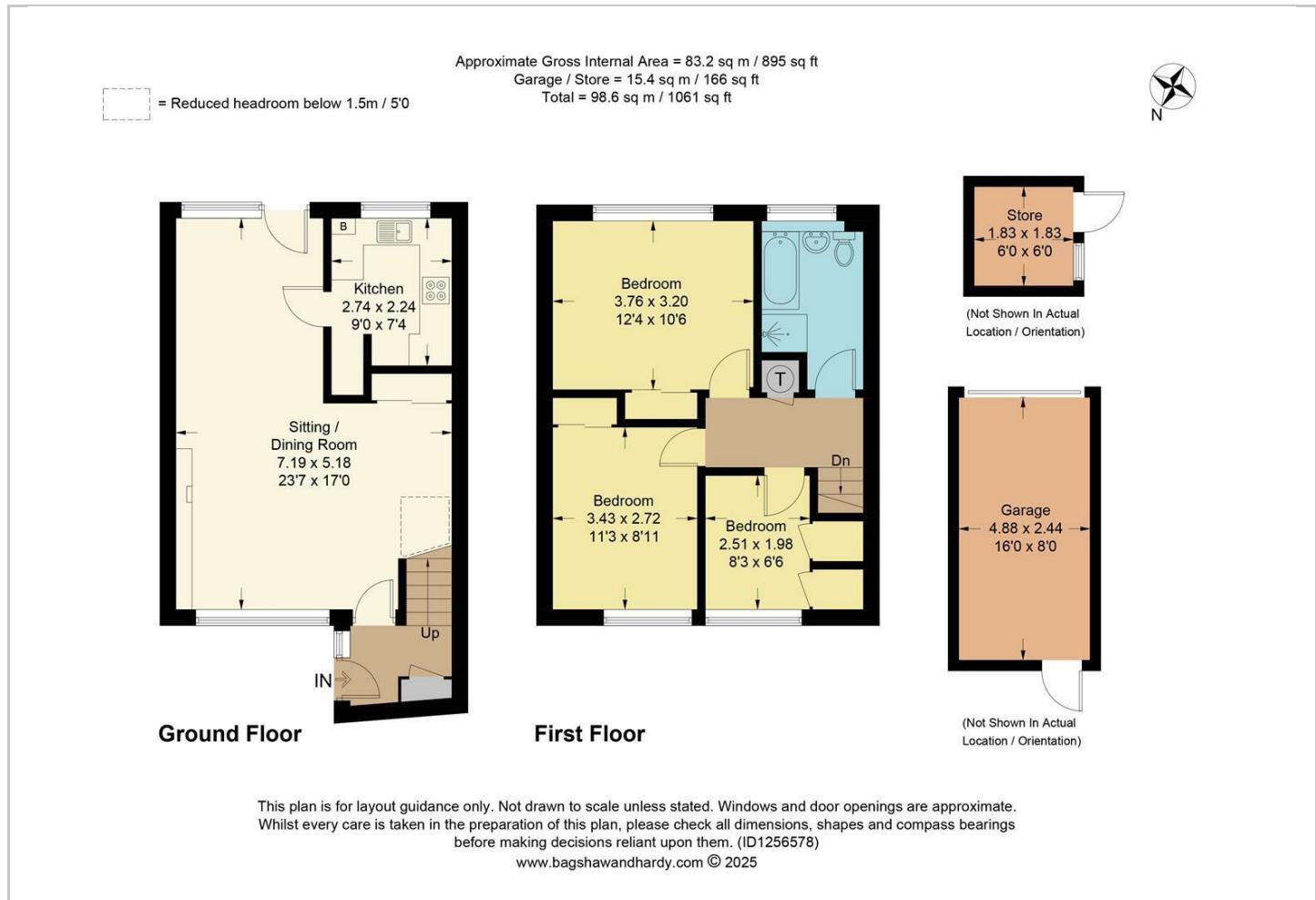
## Hybrid Map



## Terrain Map



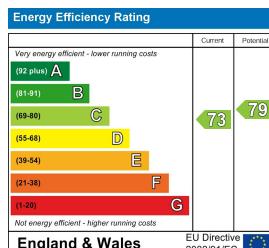
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.